

\$649,900 - 135 Shawnee Manor Sw, Calgary

MLS® #A2255612

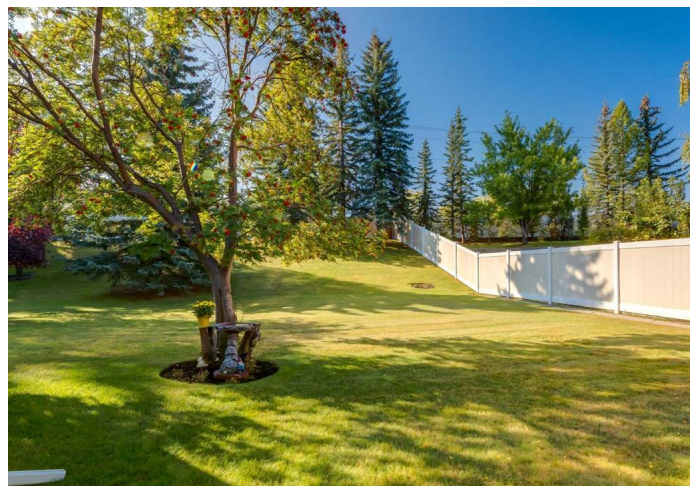
\$649,900

2 Bedroom, 2.00 Bathroom, 1,734 sqft

Residential on 0.18 Acres

Shawnee Slopes, Calgary, Alberta

Pristine, upgraded Villa featuring a furnished sunroom overlooking large backyard, nestled at the top of a quiet cul de sac. A beautifully renovated 4 pc ensuite with gorgeous walk-in shower, dual sink vanity, & heated tile floor. Fully furnished climate-controlled sunroom with air conditioning, heating & roller blinds. Triple pane Ecoline windows, custom window treatments and PEX plumbing (Poly B removed). Newer high efficiency furnace, newer hot water tank, solar tunnel lights in the laundry room & main bath. Finished double attached garage, equipped with an Epoxy coated floor, metal cabinetry with workbench & built in shelving. Ready for more? Enjoy gleaming hardwood floors, 2 gas fireplaces and vaulted ceilings with 2 skylights. Kitchen features granite counter tops, a Blanco sink and white cabinetry. The eating area is perfect for casual meals & coffee, while the sizable dining room hosts family & friends. The huge primary bedroom has a walk-in closet and renovated ensuite. The main floor has a 2nd bedroom and full bathroom, laundry room and an office/den. The basement development is home to a large family room with a gas fireplace and wet bar, a hobby or bedroom (non egress window). The extensive storage area has a built-in work bench, upright freezer, a 2nd fridge and multiple shelving units. The huge lot creates a park like feel and best of all it is maintained by the Fairview Villas South Homeowner Association. Snow removal too! Enjoy the Villa lifestyle with a low monthly



HOA fee. Impeccably maintained, sparkling clean, thoughtfully updated and conveniently located near Fish Creek Park, pathways, shopping, restaurants, professional services, and transit

Built in 1988

Essential Information

MLS® #	A2255612
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,734
Acres	0.18
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	135 Shawnee Manor Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1W7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Solar
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	Tube(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wall/Window Air Conditioner, Garburator
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	160
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
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